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Riviera Beach Community Redevelopment Agency Meeting

City of Riviera Beach Council Chambers

2nd Floor, Municipal Complex

600 West Blue Heron Boulevard

Riviera Beach, Florida

Wednesday, July 11, 2018

6:00 p.m. to 7:27 p.m.

APPEARANCES:

Chair Tonya Davis Johnson

Vice Chair Lynne Hubbard

Commissioner Julia Botel

Commissioner Terence Davis

Commissioner KaShamba Miller-Anderson

Mayor Thomas Masters

Attorney Michael Haygood

Interim Executive Director Scott Evans

Administrative Assistant Tamara Seguin

1 CHAIR DAVIS JOHNSON: Good evening. I'd like  
2 to call the Riviera Beach Community Redevelopment Agency  
3 meeting of July 11th to order.

4 Madam Clerk, roll call, please.

5 (Upon roll call by Administrative Assistant Tamara  
6 Seguin, the following were present: Chair Tonya Davis  
7 Johnson, Commissioner Julia Botel, Commissioner Terence  
8 Davis, Commissioner Miller-Anderson. Also present:  
9 Interim Executive Director Scott Evans, Attorney Michael  
10 Haygood.)

11 CHAIR DAVIS JOHNSON: We have a quorum.

12 I'd like us to stand for a moment of silence,  
13 followed by the Pledge of Allegiance led by Commissioner  
14 Botel.

15 (Moment of silence, followed by the Pledge of  
16 Allegiance.)

17 (Vice Chair Hubbard is now on the dais.)

18 CHAIR DAVIS JOHNSON: Are there any additions,  
19 deletions?

20 INTERIM EXECUTIVE DIRECTOR EVANS: No, Madam  
21 Chair.

22 CHAIR DAVIS JOHNSON: I apologize for the  
23 musical chairs.

24 Are there any disclosures by commission or  
25 staff?

1           None from you, Mr. Executive Director?  
2           Hearing none, adoption of the agenda, motion to  
3 adopt the agenda?  
4           MS. BOTEL: So moved.  
5           COMMISSIONER HUBBARD: Second.  
6           CHAIR DAVIS JOHNSON: It's been moved and  
7 properly seconded. Madam Clerk.  
8           THE CLERK: Commissioner Davis.  
9           COMMISSIONER DAVIS: Yes.  
10          THE CLERK: Commissioner Botel.  
11          COMMISSIONER BOTEL: Yes.  
12          THE CLERK: Commissioner Miller-Anderson.  
13 (Commissioner Miller-Anderson absent for the vote.)  
14          THE CLERK: Vice Chair Hubbard.  
15          VICE CHAIR HUBBARD: Yes.  
16          THE CLERK: Chair Davis Johnson.  
17          CHAIR DAVIS JOHNSON: Yes.  
18          THE CLERK: Motion carries.  
19          CHAIR DAVIS JOHNSON: All matters listed under  
20 this item are considered to be routine and action will  
21 be taken by one motion. There will be no separate  
22 discussion of these items unless a councilperson so  
23 requests, in which event the item will be removed from  
24 the general order of business and considered in its  
25 normal sequence on the agenda.

1 Motion to approve consent?

2 COMMISSIONER BOTEL: So moved.

3 VICE CHAIR HUBBARD: Second.

4 CHAIR DAVIS JOHNSON: It's been moved and  
5 properly seconded. Madam Clerk.

6 THE CLERK: Commissioner Davis.

7 COMMISSIONER DAVIS: Yes.

8 THE CLERK: Commissioner Botel.

9 COMMISSIONER BOTEL: Yes.

10 THE CLERK: Commissioner Miller-Anderson.

11 (Commissioner Miller-Anderson absent for the vote.)

12 THE CLERK: Vice Chair Hubbard.

13 VICE CHAIR HUBBARD: Yes.

14 THE CLERK: Chair Davis Johnson.

15 CHAIR DAVIS JOHNSON: Yes.

16 THE CLERK: Motion carries.

17 CHAIR DAVIS JOHNSON: Regular business.

18 THE CLERK: CRA Board review of site plan and  
19 related land use and zoning change: 105 Broadway,  
20 Riviera Beach (Port of Palm Beach).

21 INTERIM EXECUTIVE DIRECTOR EVANS: This project  
22 is by the Port of Palm Beach. The Port is within the  
23 CRA boundaries. And in accordance with the City's land  
24 development code the CRA Board is an advisory board on  
25 all land development applications that occur within the

1 CRA. As a result we put this, as we do with other  
2 projects, on the agenda for the Board to make comments.  
3 Those comments that are made tonight during your review  
4 of this project will then be forwarded to the  
5 Development Services Department and included in the  
6 agenda for City Council when the project makes it back  
7 to that stage.

8 On behalf of the Port tonight I see their  
9 executive director, Mr. Manny Almira. And I believe  
10 Larry Smith has a brief presentation to update the board  
11 on this project.

12 MR. SMITH: Good evening, Madam Chair, members  
13 of the CRA commission.

14 I'm Larry Smith. I'm a lawyer in North Palm  
15 Beach, and I represent the Port in this matter.

16 If I could just kind of run through a few  
17 slides. This is the -- at least the second time you've  
18 seen this. We had first reading in April, and then we  
19 had the joint meeting with the Port. You didn't really  
20 see the project at that time but you got a description  
21 of it from Jeff Gagnon, and we talked a lot about it.

22 So I'm just going to run through and keep it  
23 fairly brief. If I can figure out how to work this.  
24 There we go.

25 So this is the Port general area. In the yellow

1 is the annexed property; it's just south of the power  
2 lines, right next to West Palm Beach.

3 This is the landscape plan. And I apologize  
4 because you can't really see it. But generally speaking  
5 the property is going to -- we're proposing to use it  
6 for intermodal, basically storage and layout and uses  
7 that promote commerce. And that's part of the DOT  
8 charge when we got the property from DOT.

9 And the site plan is basically -- if you recall,  
10 maybe from the first reading, I think Jeff went through  
11 this, back in 2012 the utility, the contractor for the  
12 FP&L plant used this property to do some storage and  
13 some parking and some staging in anticipation -- while  
14 they built the FP&L plant. When we did that with the  
15 contractor we had an interlocal agreement, a three-party  
16 agreement with the Port, City of West Palm, and the City  
17 of Riviera Beach, of certain uses that we could use the  
18 property for, how the contractor would use it.

19 And basically what we're proposing in this  
20 proposal is the same as that interlocal agreement, with  
21 a few more restrictions. And as we get a couple more  
22 slides, I'll show you.

23 This is just an aerial photograph. And I  
24 apologize, it's a little blurry. But there's the  
25 property in the context of an aerial photograph of the

1 whole area.

2 And then these are the conditions. And I've --  
3 I'll just kind of run through these real quick. And if  
4 you have any questions, I'll be happy to answer any.

5 The property -- the first condition is, as I  
6 stated, staging and storage of rolling cargo and so  
7 forth, supporting commerce. And that's, again, the  
8 charge from DOT when we got the property.

9 We can't store any loose materials. So you're  
10 not going to have stuff blowing around. That's part of  
11 the deal. No fuel tanks except for vehicle fuel tanks,  
12 normal fuel tanks for cars and trucks and so forth.

13 Lighting is limited to 25 feet in light. It's  
14 got a certain foot candle capacity which assures that it  
15 doesn't spill over onto adjacent properties.

16 The height of the cargo can't exceed 25 feet,  
17 and has to be set back at least 60 feet from the wall  
18 which is already there. When the contractor was there  
19 we put an 8-foot wall on the south side to shield the --  
20 to separate the houses on the south side, which are in  
21 West Palm, from the uses on the property. And we've got  
22 a landscape plan showing trees every 20 feet on the  
23 south side; on the west side we've got trees every 15  
24 feet, plus sea grape and some fairly dense landscaping.  
25 And then on the U.S. 1 side as well we've got a good

1 landscaping plan.

2 Limitation on the hours.

3 And basically the rest of them are kind of your  
4 standard conditions.

5 One of the things that -- and I may as well  
6 bring this up. One of the things that we talked about  
7 at both the first reading and at the joint meeting was  
8 the use or non-use of this property as the extension of  
9 710 once they close MLK from Barack Obama Highway to  
10 U.S. 1. So -- and that was an issue that we discussed a  
11 few times.

12 And I don't know if Mr. Murphy or Mr. Ward are  
13 here, but they always seem to show up and talk about it.

14 And I understand the history. After first  
15 reading Mr. Murphy came to my office and we sat down  
16 with Greg Picken, a lawyer in my office, and went  
17 through the history. And I don't think we disagree on  
18 the history. Bottom line is, as Ms. Hubbard said at  
19 first reading, is FEC said no, we're not giving you an  
20 at grade crossing. It didn't make sense to do a flyover  
21 for -- I forget -- seven hundred million dollars or  
22 whatever. And, you know, somebody talked about a  
23 tunnel. And it just didn't make sense. We're not  
24 getting a crossing from FEC.

25 So one thing that came out of the joint meeting,



1 which I thought was a positive, was that the Port and  
2 the City Council sort of agreed that we'd together try  
3 to explore an alternative to that. But I think -- and  
4 I'd like to think that we agree that this property is  
5 not going to be used for that extension of the 710.

6 So, anyway, I wanted to get that on the table.  
7 That's not really part of our proposal but it's an  
8 issue. And we recognize the issue.

9 And, you know, I think the next step with regard  
10 to that is for either the City or the Port, or maybe  
11 together we go to the TPA, the former MPO, and see what  
12 we can do, see if there is an alternative to that.

13 So with that, I'll be glad to answer any  
14 questions.

15 CHAIR DAVIS JOHNSON: Are there any questions  
16 from the commission?

17 VICE CHAIR HUBBARD: Madam Chair.

18 COMMISSIONER BOTEL: Madam Chair.

19 CHAIR DAVIS JOHNSON: Chair Pro Tem, and then  
20 Commissioner Botel.

21 VICE CHAIR HUBBARD: Well, I have some of the  
22 similar comments that I made at the joint meeting. I  
23 realize the attempt to deal with FDOT for the crossing  
24 and the history that goes with that.

25 Along with the fact that 16 years have passed

1 and the -- and, you know, their -- the agreement and --  
2 the agreement between the Port and the City was that if  
3 we give up our access to U.S. 1 there, that we would  
4 have another access.

5 And I'm not saying by any means that the Port  
6 didn't do all that they could for us to gain that access  
7 at the foot of the bridge, where we are now.

8 But what I wanted to see was a concerted effort  
9 made for -- a concerted effort made for us to be able  
10 to, to gain access somewhere else -- excuse us one  
11 moment, please.

12 COMMISSIONER BOTTEL: They're back.

13 VICE CHAIR HUBBARD: Okay. And that's what I  
14 hadn't seen done. I just hadn't seen any more done to  
15 that end, for us to have, you know, access at another  
16 point.

17 However, I did have a meeting with Nick Uhren  
18 from TPA to discuss -- I am the representative on the  
19 board for TPA. So we scheduled a meeting, and we met to  
20 talk about different alternatives or what could possibly  
21 be done. And I felt like at our next discussion,  
22 meeting, or whatever, we would talk before it got here  
23 now. But I too hadn't heard anything from you until  
24 now. So -- but that's something I think that needs to  
25 be done, we need to, you know, to come up with a

1 strategy, to develop an idea, see what makes sense,  
2 something that's going to be beneficial, favorable to  
3 the City. And by all means you have the MLK access, now  
4 you'll have the foot of the bridge access, and then  
5 still where will we be?

6 We've given the MLK access. Now we're going to  
7 give you the access to the bottom of the bridge. And  
8 again, where does that leave the City of Riviera Beach  
9 and its residents?

10 And I want to talk about -- I want you all to  
11 think of and to come up with serious ideas, some  
12 serious, some serious alternatives for the City of  
13 Riviera Beach, that we don't continually walk away with  
14 nothing but a promise.

15 MR. SMITH: Well, I appreciate your saying that  
16 you know -- you seem to say that the Port did everything  
17 they could.

18 Actually, we joined the lawsuit with DOT against  
19 the FEC trying to get the at grade crossing, and that  
20 didn't pan out. I mean it got dismissed by DOT, is  
21 really what happened. We were kind of a tag on, we were  
22 pushing with the DOT, but it didn't happen.

23 Now, what I'd like to see happen, naturally,  
24 because I represent the Port, is I'd like to see you all  
25 move forward on this plan if you would, with a concerted

1 effort to maybe jointly meet with the TPA director,  
2 Nick. Ms. Waldron I think is the Port representative on  
3 the TPA. Maybe you and Ms. Waldron should meet with  
4 Nick again, and we'd go over and see some alternatives.

5           However, again, I think we can agree that we're  
6 not going to have the road here on this property. I  
7 just don't see it happening. And so I'm asking this  
8 body, and you guys sitting as the City Council, to see  
9 if we can move forward with what we're proposing to do.

10           Frankly, what we're doing here is a little  
11 storage and, you know, supporting the commerce.

12           And I do want to say one thing, you know, I  
13 don't want us to all forget about 13th Street  
14 improvements. Now that's not really an alternative to  
15 this.

16           I've heard Mr. Murphy say a number of times he  
17 can't get his trucks over the hump of the railroad  
18 tracks there. You know, I don't know if there's  
19 improvements that could be made to do that, and who  
20 would pay for them and all that. But maybe there are  
21 some other alternatives. I think there probably could  
22 be some other alternatives, but I don't know what those  
23 are.

24           And I think we got to start with the TPA because  
25 when the old MPO took it off of their agenda -- and I

1 don't have those dates in front of me, but it was, I  
2 want to say 2013 or so -- they stopped their  
3 investigation of alternatives. And that's kind of the  
4 end of it as far as the MPO was concerned.

5 But if the MPO, or now TPA, doesn't move forward  
6 with it, it doesn't happen in Palm Beach County on the  
7 roadway. It just doesn't happen.

8 So what I'm asking this Board and you guys  
9 sitting as City Council, can we move forward with this  
10 project? With the understanding that we will make an  
11 effort to meet with the TPA to see if we can get an  
12 alternative solution.

13 VICE CHAIR HUBBARD: But you do understand that  
14 I, I, one, I understand that FEC was the reason why we  
15 couldn't get the -- but again, I guess somehow you  
16 glossed over it or -- I was saying that with the -- I'm  
17 acknowledging the effort that was made by the Port at  
18 that time.

19 Also, as the representative for -- on the TPA, I  
20 did meet with Nick Uhren. Yes, Mrs. Waldron suggested  
21 that. And Nick and I followed up and had the meeting;  
22 and therefore a discussion, I thought, would ensue at  
23 some time between us and you, or me and you guys, with  
24 the concerns that I expressed with Nick at that time.

25 So the TPA may not very well -- they didn't

1 say -- the TPA body has not said that the City of  
2 Riviera Beach should not seek to have any additional  
3 access. Number one. They -- that hasn't been brought  
4 up at the body of the TPA.

5 Number two, I don't hear anything from you that  
6 says to me that we are looking for any kind -- that  
7 you -- well, it's been 16 years -- are suggesting any  
8 kind of alternatives for the residents of Riviera Beach.

9 MR. SMITH: I see it's your concern. I get it.  
10 And I think the way to handle it is -- you met with  
11 Nick. I think you and Ms. Waldron need to meet with  
12 Nick, bring it back up. You know, I think at the Port  
13 joint meeting with the City the other day, couple weeks  
14 ago, I think that both bodies expressed willingness to  
15 work together to see if there are any alternatives.

16 Again, it's going to start with the TPA, because  
17 if the TPA doesn't do it -- I mean you sit on the board,  
18 you know what they do. And gosh, you know, if they  
19 don't do it, it doesn't get done, Palm Beach County, on  
20 the roads. I mean it just doesn't. They prioritize the  
21 projects.

22 Now, I understand that it may seem that we  
23 haven't done anything, the Port, we being the Port, but  
24 we joined the lawsuit back in 2003 and the City didn't.  
25 You know, we built 13th Street. I don't think that was

1 really a direct relationship, but we did it. And you  
2 know, it's a pretty nice stretch of 13th Street that we  
3 did.

4 And, you know, I think that the Port is willing  
5 to look at alternatives. I don't know exactly what.  
6 But somebody suggested something at the joint meeting,  
7 which I hadn't heard, but that's something that maybe we  
8 can take a look at.

9 I just -- you know, my point is, we've got a  
10 piece of property here that the Port could be using.  
11 The City -- if the Port leases it or leases other  
12 property within the Port to make room for tenants at the  
13 other property, the City is going to be getting tax  
14 revenue off of that. I mean it's a positive thing, what  
15 we're asking for here.

16 I understand the road. It seems like the road  
17 is the issue.

18 VICE CHAIR HUBBARD: It's not really -- the road  
19 isn't really the issue. So hear me clearly. It's not a  
20 matter of just the road itself.

21 What's the issue and the matter of the fact is  
22 the citizens of Riviera Beach gave up MLK access because  
23 we thought that we were going to gain other access, so  
24 we were willing to give that up. However, that never  
25 happened. So nothing else was done to compensate the

1 City for what they had given up on MLK, which is access.  
2 So we won't get that. We gave up that access because we  
3 were told we were going to get access at the foot of the  
4 bridge. So now we're not going to get access at the  
5 foot of the bridge. So what are we supposed to do?  
6 What are we supposed to do?

7 And you want it now. You say that it's there,  
8 it can generate revenue. We could have generated  
9 revenue too coming off of MLK with other activities, had  
10 it been provided there for us.

11 But we no longer have access to MLK. We no  
12 longer have access to the foot of the -- to the property  
13 at the foot of the bridge.

14 So you got that. Now you want this. What is  
15 left for the citizens of Riviera Beach to continue to  
16 give, give, give away land, or give away leverage,  
17 opportunity or access?

18 CHAIR DAVIS JOHNSON: Are there any other  
19 comments?

20 Commissioner Botel, you're recognized.

21 COMMISSIONER BOTEL: My comment related to the  
22 joint meeting we had and whether or not there had been  
23 any meetings between Commissioner Waldron and Chair Pro  
24 Tem Hubbard on the TPA issue, and I think you've covered  
25 that.



1           It sounds like we need to continue to have those  
2 meetings, and I hope that we do.

3           MR. SMITH: I think we can arrange that.

4           COMMISSIONER DAVIS: Madam Chair.

5           CHAIR DAVIS JOHNSON: Commissioner Davis, you're  
6 recognized.

7           COMMISSIONER DAVIS: I just want to say thank  
8 you to the staff and Attorney Smith for coming out. But  
9 one of the concerns I do have is that we continue this  
10 momentum with the conversations between the Port and the  
11 City; and really, as this moves forward, keep the  
12 conversations going on with our joint meetings.

13           I know you all hosted the last meeting. I'm  
14 working with our staff to start setting up some dates  
15 for Riviera Beach to host the next meeting. So I think  
16 it's very important and very valuable that we continue  
17 this momentum.

18           Because one of the things that Port Commissioner  
19 McArthur, Peyton McArthur, and Manny and myself had is  
20 when we talked about access, one of the most important  
21 access was job opportunities at the Port. And we're  
22 trying to find out a way that we can have longevity  
23 jobs, residual jobs, at that Port. And the conversation  
24 came up, how do we make that happen.

25           Whereas we know the Port is land owners and

1 their tenants that they're leasing out to. Got to be  
2 some language in there where we can create some  
3 opportunities and to streamline some jobs for certain  
4 trades and skills that we do have accessibility to in  
5 the future, for Riviera Beach residents in particular.

6 COMMISSIONER BOTEL: Madam Chair.

7 CHAIR DAVIS JOHNSON: Commissioner Botel, you're  
8 recognized.

9 COMMISSIONER BOTEL: I do have to take this  
10 opportunity to thank Mr. Almira. We had a meeting of  
11 the Riviera Beach Marine Industry Workforce Development  
12 group this morning and he was kind enough to allow us to  
13 use the Port.

14 We had representatives from Rybovich, Viking,  
15 Tropical -- let me not miss anyone -- Marine Industry  
16 Association on the industry side; and we had  
17 representatives from Palm Beach State College, Inlet  
18 Grove, Career Source, and the Alpha Educational  
19 Foundation; and we're beginning to work on a very  
20 exciting project that I hope will bring many jobs in the  
21 marine industry to Riviera Beach. So thank you again  
22 for allowing us to meet there.

23 MAYOR MASTERS: Madam Chair.

24 CHAIR DAVIS JOHNSON: Mr. Mayor, you're  
25 recognized.

1 MAYOR MASTERS: Yes. Thank you.

2 I certainly share the sentiments of Dr. Botel as  
3 relates to --

4 CHAIR DAVIS JOHNSON: Mr. Mayor, hold on. Let  
5 the record reflect that the mayor has been on the dais  
6 for about ten minutes now.

7 MAYOR MASTERS: Maybe 30.

8 CHAIR DAVIS JOHNSON: Wishful thinking.

9 MAYOR MASTERS: Wishful thinking.

10 I do support the Port in what you're doing. I  
11 don't necessarily share the opinions of other -- I mean  
12 one other councilperson or two. I think what's  
13 important now that we don't look back but we look  
14 forward, and that we go forward. So I speak for me. I  
15 don't necessarily agree with somebody else's opinion.  
16 Everyone has a right to their opinion, but that's not  
17 mine. Thank you.

18 VICE CHAIR HUBBARD: Madam Chair.

19 CHAIR DAVIS JOHNSON: Vice Chair Hubbard, you're  
20 recognized.

21 VICE CHAIR HUBBARD: We talk about jobs and  
22 opportunities for the residents of Riviera Beach and  
23 through the marine industry. In -- before you,  
24 Mr. Almira -- the -- we had an opportunity at the Port  
25 where we were creating jobs and we were bringing in

1 occasional workers, if you would. And what they were  
2 doing was working for the very tenants that occupy the  
3 Port. And if anybody would come in more than five days  
4 then that's when they would have to be badged and  
5 background checked. But we were swapping them out after  
6 the fifth day so that there was work for occasional  
7 workers to work within the Port. And they were making  
8 good hourly wages at that time. And we had a -- we  
9 always had enough people because there were great hourly  
10 wages with the tenants of the Port.

11 So I say that to you and give you that example  
12 only because good intentions and opportunity -- and if  
13 we think hard and that we try to do things other than  
14 just be on the receiving end, there's opportunity for --  
15 to give access to work, access to good jobs and  
16 benefits.

17 So the last time that I was with you guys over  
18 at the Port, every time that I talked about  
19 opportunities for the residents of Riviera Beach or the  
20 City of Riviera Beach I was being accused of pay to  
21 play, or wanted something in return for what I had,  
22 other than for it to be for us to have leverage to do --  
23 to use the leverage we have to benefit the residents of  
24 Riviera Beach.

25 When I make my decisions up here I don't look

1 for the mayor or anybody else to support my decisions.

2 I make my decision based on the information I have, the

3 knowledge and the history that I have of the issues.

4 I know the issue. I know the issue very well.

5 And I know the history of it.

6 What I also know is that Riviera Beach, all

7 of -- that we are stewards of -- everything that we're

8 in control of is for the residents of Riviera Beach.

9 And we're supposed to be good stewards, even if it's

10 nothing but leverage. So that's what we're up here, to

11 make good decisions, not to say okay we closed off the

12 road for a promise, we didn't get anything.

13 Now we're giving up leverage and access for

14 another promise, without the ability to get anything

15 that we could actually -- that could actually be

16 substantial for the residents of Riviera Beach. That's

17 my point of the matter.

18 So you go ahead, you get that. Then what? Then

19 what? After you have -- after you get the access at the

20 foot of the bridge, then where do we go from there?

21 MAYOR MASTERS: Madam Chair, I have a question.

22 CHAIR DAVIS JOHNSON: Mr. Mayor, you're

23 recognized.

24 MAYOR MASTERS: Yes. Thank you.

25 The security issue at the Port. I heard council

1 say that, you know, swap them out in five days. But  
2 last time I was there, especially after 9/11,  
3 security -- everyone that's there has to be -- pass high  
4 security, right? Anyone.

5 MR. ALMIRA: Everyone.

6 MAYOR MASTERS: So if you work a day or two  
7 days, they still have to go through the same time  
8 security as if you work ten days. Is that the same way?  
9 Please clarify that for me.

10 MR. ALMIRA: Sure. Individuals are allowed to  
11 come into the Port as a visitor, but no more than five  
12 days a month. So -- but if you want to work at the  
13 Port, you must pass a background test, a background  
14 check, and be granted a TWA TWIC card. Which simply  
15 means that they --

16 MAYOR MASTERS: So visitors. But they're not  
17 workers?

18 MR. ALMIRA: That is correct.

19 MAYOR MASTERS: Thank you, sir.

20 VICE CHAIR HUBBARD: Madam Chair.

21 Mr. Mayor, do you know the program that I'm  
22 talking about? When we brought several groups -- Ken  
23 Hern can tell you about it. There was a trailer at the  
24 front, right like it is now, for security for all the --  
25 Teeters, Tropical, lots of the landlord -- lots of the

1 tenants there employed the persons that we brought  
2 through.

3           Whether it was labeled a visitor's badge or  
4 whatever it was, they were able to work up to the five  
5 days as you mentioned. I'm sure if I go back to Ken, to  
6 Mrs. Bayer, or to Teeters, even Cindy Teeter, she would  
7 probably know exactly what it -- what -- how -- what it  
8 was labeled as at that time.

9           So to not know anything about what I'm talking  
10 about, and to try to pretend that I'm telling -- that  
11 I'm not telling the truth, I don't know what the Mayor  
12 thinks that good -- what good that will do, because  
13 there's too much proof to the contrary. I don't have to  
14 sit up here and make up anything.

15           The people were allowed to work on the five days  
16 at a time, and we swapped, you know, them out for work  
17 there. Not that -- you know, with things changing, with  
18 TSA and Homeland Security and all of that, not to say  
19 that it's still even a viable option right now. But  
20 that was an example of things that we were able to do to  
21 get people work in and out of the Port during that time.

22           MR. ALMIRA: If I may. I am not familiar with  
23 that program. I came afterwards.

24           We did have at one point an internship type of  
25 work, where we would go out and hire high school or

1 freshmen from college. But that was under our, our,  
2 let's call it our supervision.

3 VICE CHAIR HUBBARD: Right.

4 MR. ALMIRA: We have not, not since I've been --  
5 and this Saturday, it will be my tenth year anniversary  
6 at the Port. I can't believe how fast that went.

7 The point being that in that past ten years --  
8 that practice that you speak of, Ms. Hubbard, I'm not  
9 familiar with it. I will ask Ken. He would definitely  
10 know. But I get the feeling that it has to do with  
11 security, and that's the reason why it has not been --

12 MAYOR MASTERS: Thank you.

13 MR. ALMIRA: -- implemented --

14 VICE CHAIR HUBBARD: Anymore.

15 MR. ALMIRA: -- recently.

16 VICE CHAIR HUBBARD: Yeah, yeah. And I don't  
17 think there was anybody that, you know, was pushing it.  
18 We had the -- we had the opportunity to do it and we,  
19 you know, made occasional work for people at that time.

20 And I said that to say, Mr. Mayor, you know, of  
21 thinking outside the box, creating opportunity, and to  
22 create access.

23 And again I'd say, I realize that things change  
24 and you -- and it might not be a viable opportunity  
25 anymore. But just an example to you as to what has been



1 done, and type of things that can come of it. Thinking  
2 outside the box, that is.

3 MR. ALMIRA: For the record, we are part of the  
4 City of Riviera Beach, and every time there's a new  
5 opportunity one of the questions that we ask is how many  
6 do you anticipate on hiring that may be local. We can't  
7 force it, but we do obviously promote it because we are  
8 part of the city.

9 We -- as Mr. Terence Davis mentioned, you know,  
10 we're working together, and we will continue to work  
11 together.

12 MAYOR MASTERS: Absolutely.

13 MR. ALMIRA: One more point. And that is, this  
14 annex property does represent a good deal of business  
15 for the Port. Not only for expansion but obviously for  
16 new tenants, new companies to come in. And that, as Mr.  
17 Smith mentioned, that does and will add to the revenue,  
18 the tax revenue for the City, and it will help us  
19 immensely to be able to attract new international  
20 businesses.

21 Thank you.

22 MAYOR MASTERS: Thank you.

23 CHAIR DAVIS JOHNSON: I had a question with  
24 regards to some other language contained in your -- in  
25 your -- well, it's a part of the technical memorandum.

1 And you talked about the facilitation of -- you talked  
2 about the lights and the concrete wall. Let's start  
3 with the lights. You say that the lights shall not  
4 exceed 25 feet in height and must have a setback of a  
5 minimum of 60 feet. How are -- are those parameters or  
6 specifications going to be sufficient enough not to  
7 interfere with, let's call it quiet enjoyment for those  
8 residents in that area?

9 MR. SMITH: You know, I -- honestly, Casey Long  
10 did most of the planning. But I was more involved in  
11 2012. And this was a condition that was a carryover  
12 from 2012 when the contractor was using the property.  
13 And we went to the City of West Palm Beach Commission --  
14 and came here, of course -- and that was accepted. And  
15 actually, we've got a letter from the -- Angela -- and I  
16 apologize, I can't think of her last name -- Van, I  
17 think, from the City, for 2017, supporting these  
18 conditions; and they -- they're okay with it.

19 It's part of -- it was part of the tri-party  
20 agreement back in 2012. And it's in these conditions.  
21 And they've approved it. So I would say yes.

22 CHAIR DAVIS JOHNSON: And who's going to be  
23 responsible for compliance as it relates to the activity  
24 on the property which can be deemed offensive? Where  
25 you say that from 7:00 p.m. until 7:00 a.m. it shall be

1 discontinued, who's monitoring that, and how will that  
2 action be complied with?

3 MR. SMITH: Well, we're going to be the first  
4 line of doing it. Because if we're doing it, then we're  
5 on the hook. If it's a tenant of ours -- which I'm not  
6 sure how this property is going to be used, and I don't  
7 think Manny knows either. But we'll be the first line;  
8 and then of course the City Code Enforcement would be --  
9 you know, would have some say about it. And I'm sure  
10 the City of West Palm Beach would have some say about it  
11 too, because this is for them as well as the City of  
12 Riviera Beach. Because their residents are right next  
13 door.

14 CHAIR DAVIS JOHNSON: Well, your statement just  
15 confused me because you said you weren't sure what was  
16 going to happen on this property, and it says that the  
17 property may only be utilized for storage and storage of  
18 rolling containers.

19 MR. SMITH: What I meant was whether the Port is  
20 going to use it itself or whether some tenant might be  
21 using it in this fashion. But it will be used like  
22 we're asking for it to be used. The use is going to be  
23 as we present.

24 CHAIR DAVIS JOHNSON: Okay. I see Mr. Gagnon  
25 moved forward. Mr. Gagnon, please come forward.

1 MR. GAGNON: Thank you, Madam Chair.

2 I guess as the subject expert on this, and very  
3 familiar with the background, there is a tri-party  
4 agreement in place with the City of West Palm Beach, the  
5 Port, and the City of Riviera Beach; and that was a  
6 carryover of how this parcel was used previously. There  
7 were certain conditions that were actually embedded in a  
8 deed restriction when the Port acquired the property  
9 originally; in addition to specific conditions that  
10 would run with this property that are embedded as part  
11 of the site plan, and they're actually memorialized on  
12 the site plan itself.

13 So the height of the lights was one of the  
14 requirements. Hours of operation was one of the  
15 requirements.

16 The wall was installed previously, prior to the  
17 FP&L contractor being able to utilize that site for  
18 storage.

19 As far as any sort of enforcement activities,  
20 the property is owned by the Port. However, it does  
21 fall under the jurisdiction of the City.

22 The area just to the south, it's all single  
23 family residential. That property borders West Palm  
24 Beach as well. We have a pretty, pretty active  
25 relationship with West Palm Beach. There's definitely a

1 few vocal residents that live in that area. I believe  
2 one of the residents was actually at one point in time a  
3 West Palm Beach code compliance or code enforcement  
4 officer, or works in that realm. So if there are any  
5 noise issues we will definitely hear about it, and also  
6 be in communication with one another to ensure that it's  
7 resolved.

8 CHAIR DAVIS JOHNSON: And I see that there is  
9 language here that says any alternate property used will  
10 require approval by the City of Riviera Beach. But  
11 prior to permitting, we will know exactly what's going  
12 on there?

13 MR. GAGNON: Yes. There are a very limited  
14 number of uses. It's mainly limited to rolling stock  
15 and cargo type of use, and storage on the site. So if  
16 at any point in time in the future there's a brand new  
17 proposal that goes outside of that scope, it would not  
18 only be a city approval process but it may also have to  
19 go back and modify deed restriction, which probably  
20 wouldn't happen. So for all intents and purposes the  
21 function is just rolling stock for the Port or a future  
22 tenant of the Port.

23 CHAIR DAVIS JOHNSON: Are there any additional  
24 questions or comments from the commission?

25 COMMISSIONER BOTEL: No.

1 INTERIM EXECUTIVE DIRECTOR EVANS: We will  
2 forward all the Board comments to the Development  
3 Services Department, and they will be included in your  
4 agenda packet when this project comes to City Council in  
5 the future.

6 CHAIR DAVIS JOHNSON: Okay. Thank you.

7 MR. SMITH: Thank you for your time.

8 CHAIR DAVIS JOHNSON: Thank you.

9 Item 4.

10 THE CLERK: A resolution of the Board of  
11 Commissioners --

12 CHAIR DAVIS JOHNSON: Were there -- one moment.  
13 Were there public comment cards?

14 THE CLERK: No, Madam Chair.

15 Mr. Attorney, were you trying to get my  
16 attention?

17 MR. HAYGOOD: No. Sorry.

18 THE CLERK: A resolution of the Board of  
19 Commissioners of the Riviera Beach Community  
20 Redevelopment Agency adopting a revised pricing  
21 structure for Bicentennial Park, including revisions to  
22 the policies and procedures for pricing at Marina  
23 Village; providing an effective date.

24 CHAIR DAVIS JOHNSON: Is there a motion?

25 COMMISSIONER MILLER-ANDERSON: So moved.

1 COMMISSIONER BOTTEL: Second.

2 CHAIR DAVIS JOHNSON: It's been motioned and  
3 properly seconded. Mr. Evans.

4 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. We  
5 presented updates and revisions to the Event Center  
6 policies and procedures at our last Board meeting on  
7 June 27th. During that discussion staff was requested  
8 to evaluate the need to provide a lower family rate for  
9 family smaller type events that don't require a special  
10 event permit, which we would hold in Bicentennial Park.

11 Rod McLeod, our facilities manager, and working  
12 along with Gabriel Monroe, have come up with new  
13 proposed pricing for our team, which is proposed out for  
14 tonight's meeting. For your approval, rather.

15 The park, what we've done is created two small  
16 areas which could be separated for use, picnic area one  
17 and picnic area two, which are shown above. These areas  
18 could be reserved for use for up to a 75 person  
19 gathering; they include tables, areas where you could  
20 grill, and space where you could put up a bounce house  
21 or a tent for your small event. And you could rent this  
22 area while we could still keep Bicentennial Park open to  
23 the public; which we felt was important if we were going  
24 to rent the facility for a lower amount.

25 The proposed pricing for picnic area one or two

1 would be \$285, and that would be for four hours, which  
2 would be a half day. This is also a change. Previously  
3 the park, if you were going to rent the entire park,  
4 would only be available for the entire day. If you were  
5 going to rent at the family rate for the smaller amount,  
6 then you could get it for a half day, which is four  
7 hours.

8 And then we also have a rate in case you wanted  
9 both area one and area two.

10 And the resident discount would apply, which is  
11 30 percent. So the Riviera Beach family rate for four  
12 hours to reserve one of the picnic areas would be \$200.

13 And the cleaning and damage deposit is \$250 for  
14 area one or two. And if you rented both, you would pay  
15 450 for the both.

16 Staff recommends approval of this pricing  
17 structure. We think it enhances what we offer our  
18 residents. And it will continue to allow us to keep  
19 Bicentennial Park open, while still reserving parts of  
20 it for smaller type of events.

21 CHAIR DAVIS JOHNSON: Any comments or questions  
22 from the commission?

23 COMMISSIONER BOTEL: Madam Chair.

24 CHAIR DAVIS JOHNSON: Commissioner Botel, you're  
25 recognized.



1           COMMISSIONER BOTEL: I think the staff did a  
2 very nice job accommodating the request from council.

3           CHAIR DAVIS JOHNSON: Thank you.

4           Any other comments?

5           VICE CHAIR HUBBARD: Madam Chair. I just want  
6 to point out --

7           CHAIR DAVIS JOHNSON: Vice Chair, you're  
8 recognized.

9           VICE CHAIR HUBBARD: Thank you, ma'am.  
10           I just wanted to point out that -- to make sure  
11 that the residents hear and understand that there will  
12 be a general area that they will still be able to come  
13 over to the park with their children at the water  
14 fountain and stuff; and that to come over to do the  
15 general stuff, there won't be a charge for that; but the  
16 two rental areas, that's where the charge will be.

17           And, really, we didn't realize how many people  
18 actually are coming for the fountain use, and even if  
19 they aren't having a birthday party, and I don't want --  
20 or a party per se. I don't want them to feel that they  
21 will now have to start coming -- I just wanted to  
22 clarify that that still -- the park is still available  
23 to the general public.

24           Thank you.

25           CHAIR DAVIS JOHNSON: Any further comments?

1 MAYOR MASTERS: Yes, Madam Chair.

2 CHAIR DAVIS JOHNSON: Mr. Mayor, you're  
3 recognized.

4 MAYOR MASTERS: Thank you.

5 The 75 person, that's when you have to pay if  
6 it's even -- if it's 25? I mean, how does that go?

7 INTERIM EXECUTIVE DIRECTOR EVANS: That's just  
8 what our estimate is of the number of people that you  
9 might want to fit into that area if you were going to  
10 reserve it. You don't have to have 75, you could  
11 reserve it just for one.

12 MAYOR MASTERS: But if you have 25, does it mean  
13 you still pay the whole thing?

14 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. The  
15 reduced rate is for reservation of that particular area  
16 in the park so that you can either set up -- the park is  
17 normally open to the public and free for use. This is  
18 just if you wanted to ensure that an area of the park  
19 would be reserved for your own private use, that's what  
20 this would apply to.

21 MAYOR MASTERS: Okay. But if it has not been  
22 reserved, it's still free?

23 INTERIM EXECUTIVE DIRECTOR EVANS: Absolutely.

24 MAYOR MASTERS: Access to the public without  
25 cost?

1 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

2 MAYOR MASTERS: Thank you.

3 CHAIR DAVIS JOHNSON: Any further comments?

4 Madam Clerk, are there any public comment cards?

5 THE CLERK: Yes, Madam Chair.

6 Bonnie Larson.

7 MS. LARSON: Question which has been asked  
8 before is, how will we know these are Riviera Beach  
9 people only; that someone from West Palm can't come in  
10 and just say, hey, I'm a family or I'm going to drag  
11 somebody in from Riviera Beach and get a reduced price?  
12 This is only \$25 an hour for use of the park. And we  
13 still have to have people cleaning up. We have the  
14 ambassadors there. We have -- what does it cost us to  
15 keep that open, is my question.

16 We don't want this to be selling ourselves too  
17 short. We keep reducing the prices on everything we  
18 have here in Riviera Beach.

19 And we already have Barracuda Bay, and we're  
20 losing money every single day that thing's open, we lose  
21 money. We're losing \$500,000 a year on Barracuda Bay.  
22 And if it were open more often we'd be losing more  
23 money.

24 So we don't want to do the same thing. This is  
25 a brand new facility down there, brand new park,

1 everything's brand new, so we don't want to price  
2 ourselves way too low. But if it's okay with you, I  
3 don't care.

4           The thing we haven't talked about tonight is  
5 part of this is the policies and procedures at the  
6 Marina Village. We haven't talked about that, because  
7 there were several things that were talked about that  
8 needed to be changed or whatever, and you said you would  
9 bring it back in a revised form for the Council to look  
10 at tonight, the policies and procedures. So that's the  
11 other thing we need to look at.

12           Oh. And -- well, you can't see it now, but that  
13 area number -- was number one the one that was lower?  
14 And number two, area number two -- whatever that --  
15 well, you can't see it now, there's no slide. But the  
16 one park area which was kind of long, and then the one  
17 above it seemed to be more of a square, the lower one,  
18 is that going to be roped off or something so we don't  
19 interfere with the people -- so they don't flow over  
20 into the area of the people using Bicentennial Park? So  
21 they know where their boundaries are. So we don't,  
22 like, flow into all of the public use.

23           So -- and if you brought the policies and  
24 procedures back, I didn't see them tonight. There was  
25 no backup outside.

1 Thank you.

2 CHAIR DAVIS JOHNSON: Thank you.

3 Any other comment?

4 THE CLERK: No, Madam Chair.

5 COMMISSIONER MILLER-ANDERSON: Regarding --

6 CHAIR DAVIS JOHNSON: Commissioner

7 Miller-Anderson, you're recognized.

8 COMMISSIONER MILLER-ANDERSON: Regarding what  
9 Ms. Larson just stated about the -- were you bringing  
10 back those changes that were made for -- within the  
11 policies?

12 INTERIM EXECUTIVE DIRECTOR EVANS: I believe  
13 there was some additional direction given at the meeting  
14 to study some other aspects. We will develop those and  
15 bring them back.

16 COMMISSIONER MILLER-ANDERSON: So we're not  
17 giving approval tonight for that? Because it's in the  
18 resolution, parks and structure, including revisions to  
19 the policies and procedures for pricing. So that's just  
20 this portion of it here, not the other section of  
21 policies and procedures?

22 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, just  
23 this --

24 COMMISSIONER MILLER-ANDERSON: Only pricing --

25 INTERIM EXECUTIVE DIRECTOR EVANS: -- specific

1 change.

2 COMMISSIONER MILLER-ANDERSON: -- to this?

3 So you'll come back with another one stating  
4 about the other policies and procedures?

5 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, we will.

6 COMMISSIONER MILLER-ANDERSON: Thank you.

7 CHAIR DAVIS JOHNSON: Madam Clerk.

8 THE CLERK: Commissioner Davis.

9 (Commissioner Davis absent for the vote.)

10 THE CLERK: Commissioner Botel.

11 COMMISSIONER BOTEL: Yes.

12 THE CLERK: Commissioner Miller-Anderson.

13 COMMISSIONER MILLER-ANDERSON: Yes.

14 THE CLERK: Vice Chair Hubbard.

15 VICE CHAIR HUBBARD: Yes.

16 THE CLERK: Chair Davis Johnson.

17 CHAIR DAVIS JOHNSON: Yes.

18 THE CLERK: Motion carries.

19 Housing Beautification Grant Program update.

20 INTERIM EXECUTIVE DIRECTOR EVANS: Annetta

21 Jenkins, our Executive Director of the CDC and our

22 Director of Housing Services will present an update to

23 the Board. One of the CRA's funded programs is making

24 facade and home improvements to some of our single

25 family homeowners within the CRA. She'll give the Board

1 an update on that. And additionally we will be  
2 requesting for the CDC to expand that program.

3 MS. JENKINS: Good evening. Annetta Jenkins,  
4 Director of Neighborhood Services. I have a brief  
5 presentation.

6 Technical changes. Just give us a moment.

7 We wanted to give you an update on where we were  
8 with the Housing Beautification Program. Last year we  
9 promised that we would give periodic updates on our  
10 various initiatives.

11 Just to remind you of some of our neighborhood  
12 investment tools, we have our Home Buyer Workforce  
13 Program, Workforce Rent to Own, the Renaissance  
14 Program -- and you see one of the houses there -- our  
15 House by House Program. And tonight we're talking about  
16 the Single Family Housing Beautification Program.

17 Some of the strategic partnerships for  
18 neighborhood services delivery are as Mr. Evans  
19 mentioned, the CDC, the City of Riviera Beach, Palm  
20 Beach County, and/or local contractors and  
21 subcontractors.

22 To remind you of the elements, the Single Family  
23 Housing Beautification Program provides funding through  
24 the CRA to eligible single family -- and this is one  
25 unit homeowners -- to make exterior improvements to

1 their property. And these improvements include such  
2 items as fence replacement, painting, irrigation,  
3 landscaping, renovation and hardening, roof repairs or  
4 replacement, et cetera, and other minor exterior repairs  
5 that will improve homes within the CRA area.

6 Priority is given to improvements that are  
7 necessary to correct health, safety, and code  
8 violations.

9 For the past several years the City has  
10 dedicated fewer resources to Neighborhood Services, and  
11 the CRA commissioners, thank you, have endeavored to try  
12 and fill some of the gap.

13 Just to point out, that we have 15 general  
14 contractors and subcontractors registered and  
15 participating in our program at this time.

16 Just to highlight some of the numbers for our  
17 housing and neighborhood stabilization component. For  
18 this fiscal year we have allocated \$400,000 for the  
19 Housing Beautification Program, with a maximum award of  
20 \$20,000. The last round of this program, there were 13  
21 approved residences, approved and closed. We  
22 additionally assisted twelve residents through a  
23 partnership with Palm Beach County DHES in 2016-17. In  
24 this current round we've received 28 completed  
25 applications, nine have been approved, six not approved,



1 and 13 are incomplete or in process at this time. And  
2 to date we've had four closings, we have two homes under  
3 construction, and we are in the process of doing five  
4 re-bids.

5 And there's a picture of some of the  
6 improvements with some of the homes.

7 COMMISSIONER MILLER-ANDERSON: Madam Chair, I  
8 have a question.

9 CHAIR DAVIS JOHNSON: Commissioner  
10 Miller-Anderson, you're recognized.

11 COMMISSIONER MILLER-ANDERSON: It's only for the  
12 homes that are within the boundaries of the CRA? Or is  
13 it citywide?

14 MS. JENKINS: These are CRA funds, so it's  
15 within the boundaries of the CRA.

16 MAYOR MASTERS: Madam Chair, question.

17 CHAIR DAVIS JOHNSON: Mr. Mayor, you're  
18 recognized.

19 MAYOR MASTERS: Thank you.

20 At some point in your presentation, either now  
21 or later, would you tell me what are the grounds for  
22 approval of what determines whether an applicant is not  
23 approved.

24 MS. JENKINS: Yes, sir.

25 MAYOR MASTERS: Thank you.

1 MS. JENKINS: Well, I could do that now.

2 MAYOR MASTERS: Thank you.

3 MS. JENKINS: It's for owner occupied  
4 residences. You must own and occupy the residence.

5 The requested assistance must be for exterior  
6 repairs. Going back to the list of eligible  
7 improvements: Painting, irrigation, roof repairs, it  
8 includes windows, minor repairs, et cetera, doors,  
9 things that assist with hardening for hurricane  
10 preparation, fencing, and driveway repairs, lighting,  
11 electrical, you know, for the exterior. Because of the  
12 original source of these funds when we created the  
13 program, it was relegated to exterior repairs only.

14 It is not income based. You can or -- if you  
15 have a mortgage, you're still eligible for the program.

16 You cannot have existing city liens on the  
17 property. Some of the files that we have, people have  
18 code notices, and we do work closely with the Code  
19 Enforcement Department.

20 There are no age requirements, because that  
21 would be discriminatory.

22 MAYOR MASTERS: Okay. Thank you.

23 MS. JENKINS: We updated our program guidelines  
24 last October.

25 We have continuously been distributing our

1 marketing material and our applications. We have  
2 continuously taken applications. And we continue to do  
3 so. And our construction bids are ongoing, and our  
4 construction starts are ongoing, as are our closings.

5           There is such a demand for these services. And  
6 to you, Commissioners, who asked the question about  
7 whether this was just within the CRA or citywide, our  
8 office receives numerous calls for assistance for these  
9 beautification program services. And when someone lives  
10 on one side of the street, or the next street over, and  
11 they're outside of the CRA, it's very difficult to  
12 explain that these funds are just for use within the  
13 CRA. And for that purpose, if you come to our office  
14 you'll see that we keep a giant map of the area, where  
15 we try to explain and show our residents where their  
16 homes are.

17           We have 88 documented requests for service that  
18 are outside of the CRA. We receive many more calls.  
19 But sometimes when people find that they're not  
20 eligible, they don't give us detailed followup  
21 information. But documented requests for services to  
22 date, we have 88. And there are many more.

23           Most of those requests are for landscaping,  
24 facade and sprinklers, or for xeriscaping. We always  
25 encourage xeriscaping.

1           There are some minor requests that we're able to  
2 accommodate through the CDC's grant funds and our  
3 partnerships, where we're always looking for money to do  
4 house painting or landscaping or irrigation, and we  
5 utilize volunteers to a great extent.

6           Probably the number one demand in this city is  
7 for roof repairs. We have some roofs that were damaged  
8 from the hurricanes and tornadoes from 2005, 2006, that  
9 were never repaired. A number of the homes don't have  
10 insurance and they're not able to get insurance because  
11 of the condition of the roof, and they're not able to  
12 pass a four point inspection. So with a compromised  
13 roof, the problems within a house just compound, you  
14 know, and it becomes more costly.

15           And a lot of our elderly residents, the number  
16 one request is for roof repair and landscaping services.

17           We also have additional requests for bathroom  
18 and kitchen repairs, where there are a number of  
19 instances where those facilities are -- they are  
20 compromising health and safety within the home.

21           And there is a picture of one of the homes that  
22 are currently under construction repair.

23           So our request, the CRA is requesting and  
24 recommending that we create a similar housing  
25 beautification program for residents outside of the CRA.

1 And this will be a request that we'll be making to you  
2 as you sit as the city council.

3 The program we're suggesting would mirror the  
4 existing program guidelines, with a maximum benefit of  
5 25,000, with leave for the executive director to award  
6 up to \$30,000 per residence with extraordinary  
7 circumstances, i.e. where there is an impact on life,  
8 health and safety, or extraordinary repairs needed.

9 The modification to the guidelines would allow  
10 us to include interior repairs, HVAC where air quality  
11 affects health, people who have asthma and compromised  
12 breathing systems; bathrooms, especially for retrofits  
13 for elderly and disabled residents; damage to interior  
14 walls from leaking roofs; kitchen impact resistant  
15 windows and doors, which provides a safer environment  
16 and it also saves on energy costs.

17 We're suggesting that our initial request would  
18 be for \$300,000 from the City of Riviera Beach, with a  
19 goal to assist from 12 to 20 homes with this first  
20 round. We'd have a goal to maximize our partnerships  
21 with Rebuilding Together, Paint Your Heart Out, RBCDC,  
22 where possible.

23 We have a goal to maximize participation by  
24 local contractors, to keep those dollars local as much  
25 as possible.

1           And a goal of first-come, first-ready, most  
2   needy, for our residents.

3           And with that, I'll take any questions.

4           CHAIR DAVIS JOHNSON: Any questions from the  
5   commission?

6           MAYOR MASTERS: Yes, Madam Chair.

7           CHAIR DAVIS JOHNSON: Mr. Mayor, you're  
8   recognized.

9           MAYOR MASTERS: The 88 requests that you got  
10   were -- was that mostly in the CRA or was that kind of  
11   mixed up?

12          MS. JENKINS: They were -- those 88 are outside  
13   of the CRA.

14          MAYOR MASTERS: 88 was all outside?

15          MS. JENKINS: Yes.

16          MAYOR MASTERS: Really?

17          MS. JENKINS: All outside.

18          MAYOR MASTERS: Great. Okay. Thank you.

19          CHAIR DAVIS JOHNSON: Any further comment from  
20   the commission?

21          Any public comment.

22          THE CLERK: Yes, Madam Chair. Bonnie Larson.

23          MS. LARSON: I remember this program from years  
24   ago. And years ago I questioned why are we doing  
25   people's interiors. It's a beautification program.

1           Everybody would like to have a new kitchen, new  
2 bathroom. Those are the two most expensive rooms in the  
3 house to fix. Everybody would like to have that. So  
4 why are only certain people getting it?

5           And also roof repairs, we talked about that  
6 being a big problem. Well, those of us who have homes  
7 and who do pay taxes, we also buy insurance for our  
8 homes which covers the roof. So it seems like those  
9 people who don't spend the money on the insurance,  
10 they're now benefitting from a program, a free program  
11 in Riviera Beach where if their roof gets damaged  
12 Riviera Beach will fix it.

13           Why are we being foolish enough to buy  
14 insurance, when others can get it done for free? It  
15 just doesn't seem equitable to me. Just doesn't.

16           Fencing. You know, fencing is something that  
17 would be covered by your insurance. If you don't have  
18 it, it's something new so...

19           And then it said \$20,000 for each home but the  
20 director could increase it up to 30. And I don't agree  
21 with that. I don't think -- you know, if you set it at  
22 20, set it at 20, because you could show favoritism.  
23 I'm not saying you ever would. But I'm just saying it  
24 leads people to think that maybe, you know, if your  
25 friend has got a problem, maybe you'll get a little

1 more. So we don't need that. We don't need that  
2 thought out there.

3 Uhmm. Yeah, so -- oh, and then we just talked  
4 about the CDC wants maybe \$300,000 from the City to do  
5 repair work for homes within the City, not the CRA.  
6 Here's what gets into a little something. I think the  
7 CDC -- correct me if I'm wrong -- I think the CDC is  
8 supposed to work for both, can repair and do houses and  
9 things within the CRA and the City. But the CRA is the  
10 one who pays the salary of the people who work on the  
11 CDC. And if we're going to be getting money from the  
12 City, now we're kind of commingling that money. How are  
13 you going to keep all that separate? You don't want to  
14 commingle City money with CRA money for this. So why  
15 don't we let the City do their own thing?

16 But like I said, I feel very foolish because  
17 every time I see these programs I'm thinking why are we  
18 spending on insurance, and we spend -- I'd like a new  
19 kitchen, I'd like a new bathroom. You know, do air  
20 conditioning, irrigation for me, I'm for it. But I  
21 won't qualify, or I won't be a part of it, and I'll  
22 never get it.

23 So I'm feeling very foolish that we pay for  
24 things and then other people let their properties  
25 deteriorate. That's their situation, they let the



1 property deteriorate. If they have interior damage due  
2 to the roof, well, they didn't take care of their roof,  
3 they didn't pay for insurance. They pay for insurance  
4 like we do, that would have all been taken care of and  
5 they wouldn't be living in a home which now has leaks  
6 and everything else.

7 I just want it to be equitable. I don't really  
8 feel like it is all the time.

9 Thank you.

10 CHAIR DAVIS JOHNSON: Thank you, Ms. Larson.

11 Mr. Evans, you're recognized.

12 INTERIM EXECUTIVE DIRECTOR EVANS: Thank you.

13 I'd just like to respond to a couple of those.

14 The program is designed to make improvements  
15 within our neighborhoods. And we do check to make sure  
16 that there is insurance available to make some of the  
17 improvements.

18 You cannot use the funds to get a new kitchen or  
19 bathroom. Those are life safety. So if you have major  
20 mold problems or something that's affecting the safety  
21 of the home, that's the only time that you could use  
22 those dollars internally.

23 And the program would be designed specifically  
24 to be kept separate, which is why the request would  
25 officially go to the city council.

1           And even the, quote, management of the program  
2 to do inspections would be done by separate individual  
3 personnel. So there would be no commingling of funds.

4           CHAIR DAVIS JOHNSON: Thank you.

5           Any further comments or questions?

6           Any other public comment cards?

7           THE CLERK: No, Madam Chair.

8           CHAIR DAVIS JOHNSON: Any other comments or  
9 questions?

10          Madam Clerk.

11          THE CLERK: That was just a presentation.

12          CHAIR DAVIS JOHNSON: Okay. Thank you.

13          Receipt of public comments. Non-agenda Item  
14 Speakers, three-minute limitation. Public comments  
15 should be restricted to issues, matters, or topics  
16 pertinent to the Riviera Beach Community Redevelopment  
17 Agency.

18          Please be reminded that the CRA Board of  
19 Commissioners has adopted Rules of Decorum Governing  
20 Public Conduct during Official Meetings, which has been  
21 posted at the entrance of the council chambers. In an  
22 effort to preserve order, if any of the rules are not  
23 adhered to, the commission chair may have any disruptive  
24 speaker or attendee removed from the podium, from the  
25 meeting, or the building if necessary. Please govern

1 yourselves accordingly.

2 Madam Clerk.

3 THE CLERK: Fane Lozman, followed by Bonnie  
4 Larson and Lloyd Brown.

5 MR. LOZMAN: Fane Lozman, Singer Island.

6 In 2006 I challenged the redevelopment of the  
7 marina and the use of imminent domain to take 2200 homes  
8 around the marina. And as a result of doing that, I was  
9 targeted after I filed a lawsuit to try to assert -- to  
10 try to circumvent then Governor Bush's signing of  
11 Florida's anti imminent domain law. And part of that  
12 retaliation took the form of an eviction from the city  
13 marina.

14 And I've handed out to each of you today, also  
15 e-mailed you a copy of the verdict form where the jury  
16 found that there was no grounds for the eviction and  
17 said it was retaliatory based on my first amendment  
18 activities trying to oppose the redevelopment plan.

19 Why is that significant? In the -- another  
20 thing I e-mailed you was the transcript of an executive  
21 session. And in that executive session there was a  
22 consensus among those five elected officials that they  
23 were going to intimidate me, they were going to dig up  
24 dirt on me, they were going to make me feel unwarranted  
25 heat; they agreed to hire a private investigator who

1 followed me around for months. They did all these  
2 things, and went well beyond what executive session is,  
3 which is, A, how much you're going to spend for  
4 litigation strategy, and what law firm do you want to  
5 pick. That's all you can do.

6 That transcript is one of the reasons my case  
7 went to the Supreme Court. Because when they looked at  
8 the video of the rest, and they read that transcript,  
9 they go, we need to fashion a remedy for people that get  
10 targeted by municipalities.

11 I offered to settle this case in 2013. The City  
12 turned it down. Why did they do that? Because Pam Ryan  
13 has had a vendetta against me, along with some of those  
14 other elected officials, and they kept this case going  
15 for years, when it could have settled for a few hundred  
16 thousand dollars. It could have settled for 300 grand.

17 Since that time the City's attorneys, Roberts  
18 Reynolds Bedard and Tuzzio, have rung up a bill, seven,  
19 eight hundred thousand dollars. Okay? Bedard wants to  
20 keep ringing this cash register.

21 When you look at the verdict form I turned out,  
22 his partner lost that jury trial to a pro se party, on a  
23 month-to-month eviction. That's never happened in Palm  
24 Beach County court. Nobody ever saw that happen on an  
25 eviction action.

1           Bedard has been targeting me for twelve years,  
2           and wants to do it for another five years. You want to  
3           continue to litigate this case, fire Bedard and bring in  
4           another law firm, and they're going to say just settle  
5           this case, it's ridiculous to keep litigating the case  
6           going forward.

7           I have over \$800,000 in bills now. We continue  
8           to litigate this case, I'm going to have another  
9           500,000. The City is going to have with Bedard another  
10          seven or eight hundred thousand. And if it gets retried  
11          and I get one dollar at trial, it triggers every dollar  
12          of my fees. So I can retry this case, get a dollar, and  
13          I will -- 1.3 million dollars will automatically have to  
14          come my way.

15          This case should be settled. Why would you want  
16          to tie your futures to Bedard? Why would you want to  
17          tie your futures to the Liz Wades and the corrupt  
18          Michael Browns and those elected officials? You do not.  
19          What you want to do is you want to say, Bedard, for  
20          starters, you're fired; you've lost two big cases, you  
21          lost the state eviction case in 2007 and this nonsense  
22          you did caused the Supreme Court case. I won the  
23          Supreme Court case.

24          DeGraffenreidt says, oh, I didn't win the case.  
25          Sure I won the case. I won it 8/1.

1           Why is it back at the Court of Appeals? For one  
2 simple reason. The Court of Appeals has to tell the  
3 District Court what charges should be tried again, how  
4 do you charge them, and what the new law is. That's why  
5 it's at the Court of Appeals.

6           CHAIR DAVIS JOHNSON: Thank you, Mr. Lozman.

7           MR. LOZMAN: One second.

8           CHAIR DAVIS JOHNSON: Mr. Lozman --

9           MR. LOZMAN: I said one second.

10          CHAIR DAVIS JOHNSON: No, you don't get to tell  
11 me one second, sir.

12          MR. LOZMAN: Okay. Well, the other board  
13 members can make a motion if they want me to talk for  
14 another minute or two.

15          CHAIR DAVIS JOHNSON: That is not how it's  
16 handled. I've given you a few seconds over the three  
17 minutes, Mr. Lozman.

18          MR. LOZMAN: This has been important --

19          CHAIR DAVIS JOHNSON: I'm just asking you to  
20 please wrap it up, Mr. Lozman.

21          MR. LOZMAN: I'm sorry?

22          CHAIR DAVIS JOHNSON: Please wrap it up.

23          MR. LOZMAN: Okay. I just want to say  
24 procedurally you can be overridden by two members on the  
25 council if they have any questions to ask. Okay?

1 You're not a dictator per se.

2 CHAIR DAVIS JOHNSON: I'm not being a dictator,  
3 Mr. Lozman, I'm simply following our process.

4 MR. LOZMAN: I'm just saying that you're a  
5 member of a five-member board. If the other elected  
6 officials want to answer that, they can ask a question.

7 CHAIR DAVIS JOHNSON: I'm not suggesting that  
8 they can't, Mr. Lozman.

9 Everyone is given three minutes. And I simply  
10 asked you to wrap it up. That's all I asked.

11 MR. LOZMAN: This is kind of complicated to wrap  
12 up twelve years of litigation, when I've been targeted  
13 by your own city attorney and the case has gone to the  
14 Supreme Court twice. So it's a pretty big deal.

15 CHAIR DAVIS JOHNSON: I understand. I  
16 understand that it's a big deal, but I'm trying to make  
17 it --

18 MAYOR MASTERS: Hold on, Officer. She has not  
19 directed you, Officer, to do anything --

20 CHAIR DAVIS JOHNSON: I just asked for a point  
21 of order.

22 MAYOR MASTERS: -- she's talking to Mr. Lozman.

23 CHAIR DAVIS JOHNSON: Mr. Mayor, I asked for  
24 point of order. I did.

25 MAYOR MASTERS: You had asked for him to throw

1 him out.

2 CHAIR DAVIS JOHNSON: I asked for point of  
3 order, Mr. Lozman. And I'm well within my right to do  
4 that. You have exceeded your three-minute time limit.  
5 I simply gave you some extra time. And I'm asking you  
6 to wrap it up, because we do have other speakers that --

7 MR. LOZMAN: How can I wrap it up when I have a  
8 police officer here? How am I supposed to do that?

9 You know something, you are out of -- you are out of  
10 order.

11 CHAIR DAVIS JOHNSON: How am I out of order,  
12 Mr. Lozman?

13 MR. LOZMAN: Using a police officer to  
14 intimidate me.

15 CHAIR DAVIS JOHNSON: I did not attempt to  
16 intimidate you. I asked you to have a seat, Mr. Lozman.

17 MAYOR MASTERS: Point of order.

18 CHAIR DAVIS JOHNSON: Mr. Mayor.

19 MAYOR MASTERS: Point of order. Point of order.

20 MR. LOZMAN: Look what's happening here.

21 MAYOR MASTERS: Point of order.

22 MR. LOZMAN: Look at this.

23 MAYOR MASTERS: Officer, hold on. Officer,  
24 please don't do that.

25 CHAIR DAVIS JOHNSON: Officer, do not, do not.



1 MR. LOZMAN: That's not what the First Amendment  
2 is about, and you know that.

3 CHAIR DAVIS JOHNSON: Mr. Mayor.

4 MAYOR MASTERS: I just said point of order  
5 because it was getting confrontational and we don't want  
6 to end up in the Supreme Court.

7 CHAIR DAVIS JOHNSON: Yes, but no one sit -- no  
8 one from this dais has spoken up.

9 We have said three minutes, three minutes is the  
10 time frame. And then you want to make me look as if I'm  
11 the bad person --

12 MAYOR MASTERS: No, I did not.

13 CHAIR DAVIS JOHNSON: -- and I am preventing  
14 him --

15 MAYOR MASTERS: Not me.

16 CHAIR DAVIS JOHNSON: -- from speaking. That is  
17 not my goal.

18 My goal was simply to say to you, Mr. Lozman,  
19 your three minutes had expired. You were given a few  
20 extra seconds over the three minutes, and I simply asked  
21 you to wrap it up.

22 There is no other government that allows that.

23 But you insist on, you know, pointing fingers  
24 and making it seem as if I'm trying to be a dictator. I  
25 was not. I'm simply following -- I'm follow -- I

1 apologize for him touching your arm.

2 MR. LOZMAN: You're intimidating the public.

3 CHAIR DAVIS JOHNSON: I am not intimidating the  
4 public.

5 I'm simply trying to follow the process. And no  
6 one has anything to say. And it's allowed. And it's  
7 just unfortunate.

8 So I'm going to discontinue the conversation  
9 with you.

10 Madam Clerk, please call the next speaker.

11 THE CLERK: Bonnie Larson.

12 MS. LARSON: Bonnie Larson.

13 To be consistent, we mentioned that Mr. Mayor  
14 Masters arrived late. However long it was. I wasn't  
15 watching the clock there. But we also need to announce  
16 when people leave the dais. Mr. Davis left at 6:50 p.m.  
17 and he looked like he was not going to return.

18 So when people come late, we need to announce  
19 that. When they're not here, we need to announce that.  
20 And when they leave early we need to announce that.

21 Several things. A big point of issue here was  
22 there was a CRA meeting, which was on the 13th, about  
23 the 13th or so, and on the web it said it was postponed.  
24 Okay. There's a difference between postponed and  
25 canceled. Because there are two CRA meetings per month.

1 So that one on the 13th or 14th, that was really  
2 canceled, but it said postponed. Then when it got to be  
3 the second meeting of the month, I think it was the  
4 27th, on the web it said meeting postponed. So that led  
5 everybody in the City to believe there was no meeting  
6 that night either.

7 So as the CRA goes on the website, for the City  
8 website also, please always check on that to make sure.  
9 Because it said that night when it was the meeting, it  
10 said meeting postponed, again.

11 So like I said, there's a difference between  
12 postponed and canceled. The first one of the month was  
13 canceled, so that should have said canceled. And the  
14 second one should have just been on there.

15 So if you would check with the city website to  
16 make sure they're putting it on there right, because  
17 34,000 people thought that meeting was canceled.

18 We have now downstairs the murals. Downstairs.  
19 Well, we have two of them, actually, down there. If we  
20 put that on the web, that would be good.

21 There's only two of them down there, however.  
22 The other ones were not up. And I'm wondering, I  
23 wondered the night we talked about that, why are we  
24 painting murals -- paying to paint murals on buildings  
25 that don't belong to the City or the CRA. A couple of

1     them were behind the -- one was on the Greater Gator.  
2     One was behind the Greater Gator, behind the Ambassador  
3     center. The Ambassador center, which lease might be up  
4     in a year or so, we're painting on that building. Who's  
5     even going to see those back there? I mean I think I've  
6     been back there once in my life behind the CRA, behind  
7     the Ambassadors building.

8             And also that attorney who's back there, that's  
9     a private business, we're painting on his walls.

10            And there was no discussion of the cost of these  
11    murals either. And that makes a big impact, decision  
12    making wise.

13            And the lady who had the fabric weaving. Before  
14    you make a decision on that, ask her to see an example.  
15    She didn't mention what kind of fabric it was. You  
16    should see it before you vote on that, if that's what  
17    you want.

18            Darlene Hatcher. We've been missing her about  
19    two months now. Has she left the CRA? Or what's the  
20    deal with Darlene? She's been here a long time.

21            I guess that's it for me. Thank you.

22            THE CLERK: Lloyd Brown.

23            MR. BROWN: Real, real, real interesting, you  
24    know.

25            You can start.

1           You know, I'm up here because I wanted the CRA  
2 Board -- you know, okay, those 24-hour stores, you know,  
3 24/7, what benefits does that have for the city? Or is  
4 it -- because they're open 24 hours, do we get a greater  
5 benefit out of these stores? Or does it hurt the  
6 neighborhood?

7           I mean who in the CRA, who in the hell let them  
8 stay open 24/7 in a crime ridden neighborhood? I mean,  
9 was he thinking? Or was he -- I mean what benefit do we  
10 get? Could we -- you know, some people asked me, who  
11 live around by these stores, asked me to run for a  
12 position. I just told them if I did, it was just to get  
13 the vehicle, you know, ride around bullshit. Excuse me.  
14 I didn't mean to say it like that. But it seems like  
15 that's what's being done, you know, the positions you  
16 all have.

17           And, Ms. Botel, thank you again. I'm talking  
18 with the guy about my house. Let me tell you, I got a  
19 car I'm cutting up in the yard. I don't go to church on  
20 Sundays, I don't go on Saturdays. But I been living in  
21 this neighborhood, right where I'm at right now, I was  
22 born in the room right where I'm sleeping tonight, I was  
23 born in that same general area. I know more about this  
24 city than any one of you all think.

25           And it's like we need more from the CRA. We

1 need much more than what you want to give. We don't  
2 need corner stores selling beer all day long.

3 See if I was in there, I would get me a BMW with  
4 my little money you all give me, and ride around to  
5 every store and I would make sure they giving out  
6 receipts. I would make sure that these people are  
7 selling me things right. There's some that's been in  
8 there not two months, like bread and whatever.

9 And if you're going to have a restaurant, you're  
10 going to have two restrooms. I'm not going to come in  
11 there and when I drink a beer I got to go behind your  
12 place and piss. That's not even right.

13 See, you all are looking at the big picture,  
14 when you got people in the neighborhood needing more.

15 And then you say the CRA, the only -- I need  
16 grass, but I don't really want none. The way I did my  
17 house, it was like I'm trying to protest. I was  
18 protesting. Like I wasn't paying my taxes. I had the  
19 money. But you know what, the people that build the  
20 house, they're not going to do anything to them, they  
21 just going to sweep it under the rug, that's what's so  
22 bad about it. But because I wasn't going to -- I mean  
23 the contractors who did the mess up. Okay, now that I  
24 ain't paying my taxes, see, trying to say, well, I'm  
25 going to -- you know, this is my way of protesting.

1 Shoot, they were going to sell the deed. So they say  
2 like -- you know, we eat together down here, Palm Beach  
3 County, our kids going to the same school. Those are my  
4 neighbors in the same gated communities. So forget  
5 Lloyd Brown. If you all messed it up, we're not going  
6 to have them people doing anything. We'll just, you  
7 know, give him a little bit more, you know, put up a  
8 screen door on the front, and put grass in his yard and  
9 make him happy. But if that money is being screwed up  
10 again and again and again, that's going to be you all's  
11 fault.

12 And I don't want to be like Lozman.

13 What I'm saying, what benefits do those corner  
14 stores give our neighborhood being open 24/7, selling  
15 alcohol before you even get in school. I mean you  
16 better look at that if you want to stop the crime.

17 And another thing, I saw these guys that ran  
18 into this house, they were like -- I don't know what  
19 they call them. Jump out crew. When they finished  
20 jumping out they didn't get anything. The white ones  
21 were sitting over there, the black ones were sitting  
22 over there. And I seen one Guatemalan guy get out of  
23 the truck. They don't associate with each other. So  
24 you know how they treat individuals on the corner. You  
25 understand what I'm saying?

1           If these guys that you got in this narcotic  
2 group separate among themselves, don't you think that's  
3 the way they're going to treat the individual they come  
4 out to arrest?

5           CHAIR DAVIS JOHNSON: Thank you, Mr. Brown.  
6 Report of the executive director.

7           INTERIM EXECUTIVE DIRECTOR EVANS: I have no  
8 further comments.

9           CHAIR DAVIS JOHNSON: Report of the general  
10 counsel.

11          MR. HAYGOOD: I have no comments.

12          CHAIR DAVIS JOHNSON: Discussion of the Board,  
13 starting with Commissioner Botel.

14          COMMISSIONER BOTEL: Just a reminder once again  
15 that we have a Singer Island town hall meeting on July  
16 19th in the Ambassadors center. We'll be talking about  
17 the beach access issue, about the Singer Island murals,  
18 the public works projects on Singer Island, including  
19 the Palm Beach Isles project, and hurricane  
20 preparedness.

21                 And then we have a voter education rally  
22 happening at the Marina on July 29th. We'll be giving  
23 free backpacks and some Wal-Mart gift cards.

24                 Thank you.

25          CHAIR DAVIS JOHNSON: Commissioner



1 Miller-Anderson.

2 COMMISSIONER MILLER-ANDERSON: I have nothing at  
3 this time.

4 CHAIR DAVIS JOHNSON: Vice Chair Hubbard.

5 VICE CHAIR HUBBARD: I just want to remind the  
6 community that on July the 21st we will have the  
7 unveiling of the banner for the Suncoast basketball team  
8 that went 36 and 0. And also Anthony Goldwire will be  
9 hosting a celebrity basketball tournament. So we look  
10 forward to seeing each and every one of you. It's at  
11 7:00 p.m. at Suncoast High School.

12 Thank you.

13 CHAIR DAVIS JOHNSON: Thank you.

14 Mr. Mayor, would you like to comment?

15 MAYOR MASTERS: A couple things.

16 I do want to congratulate Mr. Lozman for winning  
17 the case at the Supreme Court. And I think it's a win.

18 I'm continuously being disappointed in Clarence  
19 Thomas, but that's another topic for another  
20 conversation. He was the only one out of nine, that saw  
21 it the way that he usually sees things, which is -- I  
22 don't understand it.

23 I would like to announce to the public that  
24 KaShamba Miller-Anderson has called for a special City  
25 Council meeting, signed by Dr. Botel. And I believe

1 that's Tuesday at 6:00 p.m. Is that correct?

2 COMMISSIONER BOTTEL: Yes.

3 MAYOR MASTERS: And we ask the public -- well, I  
4 do -- ask the public to come out and hear. There are  
5 two items I believe that's for discussion. And it is a  
6 meeting, and if we get a third person we'll have a  
7 quorum. And hopefully we will get the full council.

8 We are again in the media, again, and we need to  
9 come out and get the facts and hear what's going on.

10 And as far as I'm concerned, this insurance  
11 scandal is shameful. And I'm waiting to see how this is  
12 going to turn out, and if and what action should be  
13 taken and will be taken. And if not, the Mayor is  
14 prepared to take appropriate action if necessary.

15 Thank you, Madam Chair.

16 CHAIR DAVIS JOHNSON: I would like to take this  
17 opportunity to thank the CRA, the Event Center staff,  
18 and the Ambassadors, for your contribution to the  
19 support of the 4th of July celebration that was held  
20 down at the Marina Event Center. Your support and  
21 continued partnership is most invaluable. And we truly  
22 appreciate all that you did in helping us to set up and  
23 to follow through with the event. Thank you so much.  
24 Kudos to each and every one of you individually and  
25 collectively for a job well done.

1           Secondly, I'd like to have an update on the Blue  
2 Heron/Broadway property, as well as the update on the  
3 former Winn Dixie property.

4           Mr. Executive Director.

5           INTERIM EXECUTIVE DIRECTOR EVANS: Yes. The  
6 Blue Heron -- per our first budget workshop, we  
7 presented two projects that we want to pursue in the  
8 future. And one was getting the redevelopment of the  
9 corner of Broadway and Blue Heron -- we own one property  
10 there that we'll be proceeding with, which will come  
11 back before you for design and construction of a new  
12 city entranceway and a fountain.

13           And then across the street from that is a vacant  
14 building that's been vacant for some time. And the CRA  
15 initiated action towards trying to bring that property  
16 before this Board for acquisition. And I'm hopeful that  
17 that will come before you soon in August. Redevelopment  
18 of that site will make a significant impact on the  
19 Broadway corridor and redevelopment of the area. So we  
20 think that's a really good project, and we'll be  
21 bringing that before you shortly.

22           And the other project was the Winn Dixie. And  
23 we've been trying to contact them in order to try and  
24 understand what their plans are for the future of that  
25 site now that the Winn Dixie has moved out. They have

1 now settled a lawsuit between Winn Dixie and the  
2 property owner, so the property is now available for  
3 lease.

4 And we're following up with them to try and  
5 understand what their plans are, because I believe that  
6 we would like to actively try and help them either get  
7 it rented to a user -- because having a large vacant  
8 space like that in the CRA is not ideal -- and even  
9 possibly partnering with them to try and find some uses  
10 for that building.

11 CHAIR DAVIS JOHNSON: Thank you, sir.

12 Are there any further comments or questions?

13 There being no further business, we stand  
14 adjourned.

15 (Proceedings concluded at 7:27 p.m.)

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## ADJOURNMENT

The CRA Regular Meeting was adjourned at 7:27 P.M. The minutes were approved  
by the Board of Commissioners on \_\_\_\_\_.

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Tonya Davis Johnson, Chairperson

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Interim Executive Director Scott Evans

/cw  
Florida Court Reporting